



PLANNING DEPARTMENT  
P.O. BOX 1307 - 1775 12TH AVENUE NW  
ISSAQUAH, WA 98027-1307  
(425) 837-3080 FAX (425) 837-3089

August 28, 2012

## NOTICE OF APPLICATION

**Spak Property: 51 unit apartment building & 9 lot single family subdivision**  
**Planning Application: PLN12-00049**

Dear Interested Property Owner:

The City of Issaquah Development Services Department is providing an opportunity for public comment on an application for: "Community Conference" for the following project:

Project Description: Spak Property: A Planning application for a Community Conference has been submitted by Andrew Michael Construction for the development of a site having 10.5 acres. The property has split zoning. The lower portion of the site along Newport Way is zoned MF-M (Multifamily – Medium) and the upper portion of the property is zoned SF-S (Single Family Suburban).

The proposal is for the construction of a 51 unit apartment building on the lower portion of the site with access from Newport Way. The building has 4 floors above one level of parking,

The portion of the site at the top of the hill is proposed to be subdivided into 9 single family lots ranging in size from approximately 11,200 sq. ft. to 13,200 sq. ft. The minimum lot size in the SF-S zone is 9,600 sq. ft. Access to the single family lots is proposed from NW Inneswood Place.

Location: The project is located at 905 Newport Way NW, in the "Squak Mountain" Subarea. See attached vicinity map.

KC Parcel No. 282406-9011

Date of Application: July 16, 2012

Application Complete: August 17, 2012 (w/additional plans received 8/14/12)

Permits Required:

- 1) Site Development Permit
- 2) Preliminary Plat
- 3) Final Plat
- 4) Construction Permits: Building Permit, Public Works Permit

Next Steps:

1. A Community Conference Meeting will be held. The date of the meeting is not yet scheduled. A notice will be mailed when the meeting date is established.
2. Determination made of Environmental Checklist.
3. Public Hearing for Site Development Permit (apartments) and for Preliminary Plat (single family lots) before the Hearing Examiner.
4. Final Plat approval
5. Construction Permits.

**Written comments in response to this notice may be made to:**

Jerry Lind, Development Services Department, P.O. Box 1307, Issaquah, WA 98027-1307, or by email to [jerryl@ci.issaquah.wa.us](mailto:jerryl@ci.issaquah.wa.us)

Information Available for Review

The applications with full-size plans is available for review at the Development Services Department, City Hall Northwest, 1775 12th Avenue NW, Issaquah.

You may reach me at (425) 837-3091 or by email at [jerryl@ci.issaquah.wa.us](mailto:jerryl@ci.issaquah.wa.us) with any questions or concerns regarding these applications.

Sincerely,

DEVELOPMENT SERVICES DEPARTMENT



Jerry Lind  
Senior Planner

JL/jl

Attachments (6): Vicinity map, project narrative, site plan, multifamily site, elevation of apartment building, preliminary plat drawing.

cc: John Minato, DSD Director  
David Favour, DSD Deputy Director  
Lucy Sloman, Land Development Manager  
Lafe Hermansen, Core Design, 14711 NE 29<sup>th</sup> Place, Suite 101, Bellevue, WA 98007  
Andrew Michael Construction, PO Box 6127, Bellevue, WA 98008  
File Copy, PLN12-00049

PLN12-00020 & 21, Loveridge, Notice of Application



JUL 16 2012

# PROJECT DESCRIPTION CITY OF ISSAQUAH

## SPAK PROPERTY – CITY OF ISSAQUAH

### SITE DESCRIPTION:

The project site is located at the eastern terminus of NW Inneswood Place and is bounded on the eastern side by Newport Way NW. The parcel number for the site is 2824069011 and the site address is 905 Newport Way NW. The site currently has one single-family home and associated out buildings. The existing parcel is 456, 983 S.F. (10.49 AC.) in size.

The property slopes from the high point of the site in the southwest corner, at the elevation of 216' down to the low point of the site. The low point of the site is located northeast of the existing house and is at an elevation of 68'. This slope creates an average slope of 26.8% across the site. The site contains two buildable areas that have slopes in the range of 5% that will accommodate the improvements proposed by this project.

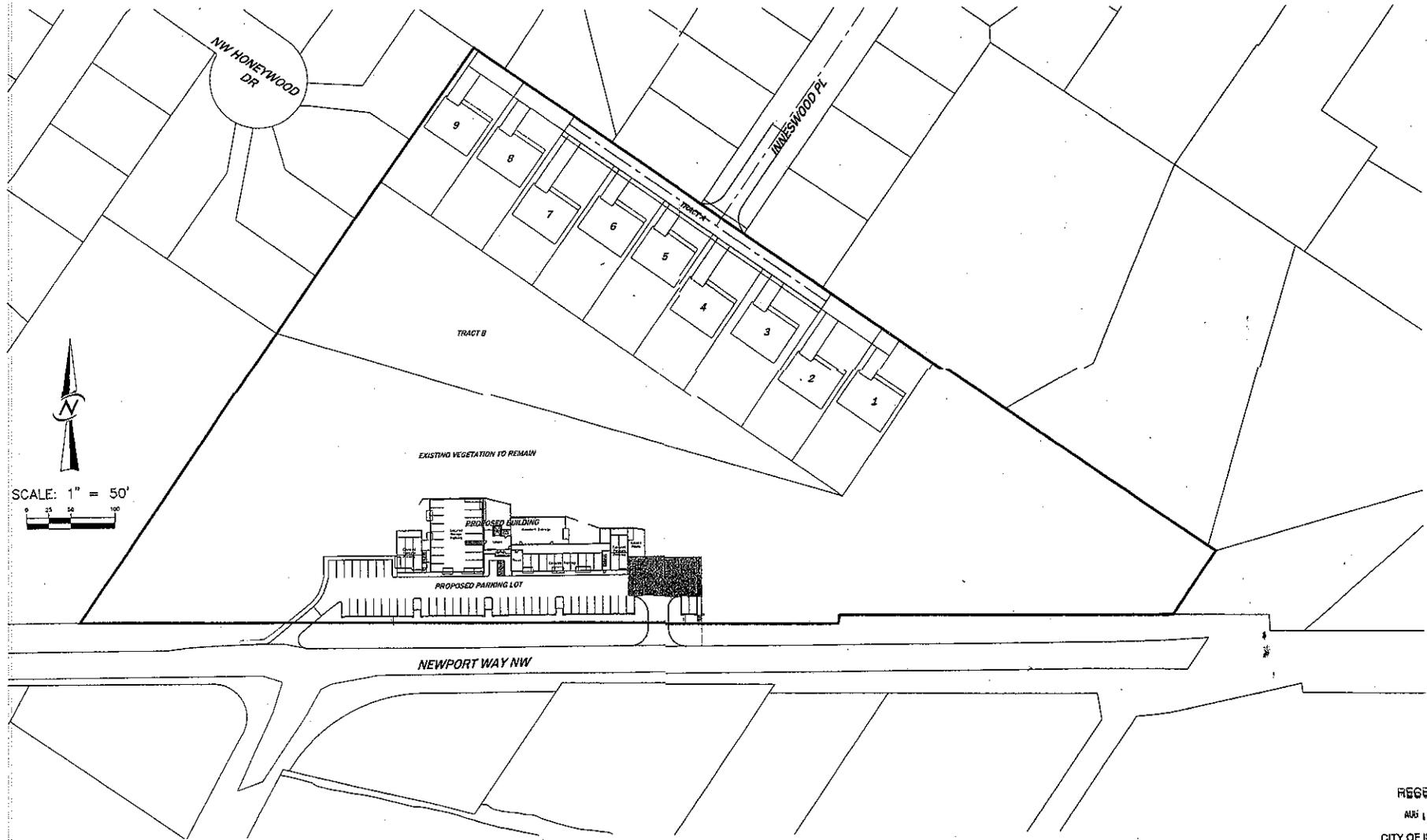
Based on the geo-technical report provided for the project the project site is underlain by Pre-Olympian Glacial Deposits which is described as weakly to strongly oxidized silt, sand, gravel and local till of glacial origin. The site does contain Steep Slope Hazard Areas (40% or greater grade and more than 20 feet of slope), these areas are identified on the plans submitted for the Community Conference and are addressed in the Geo-technical Report prepared by Icicle Creek Engineers, Inc.

### PROJECT DESCRIPTION:

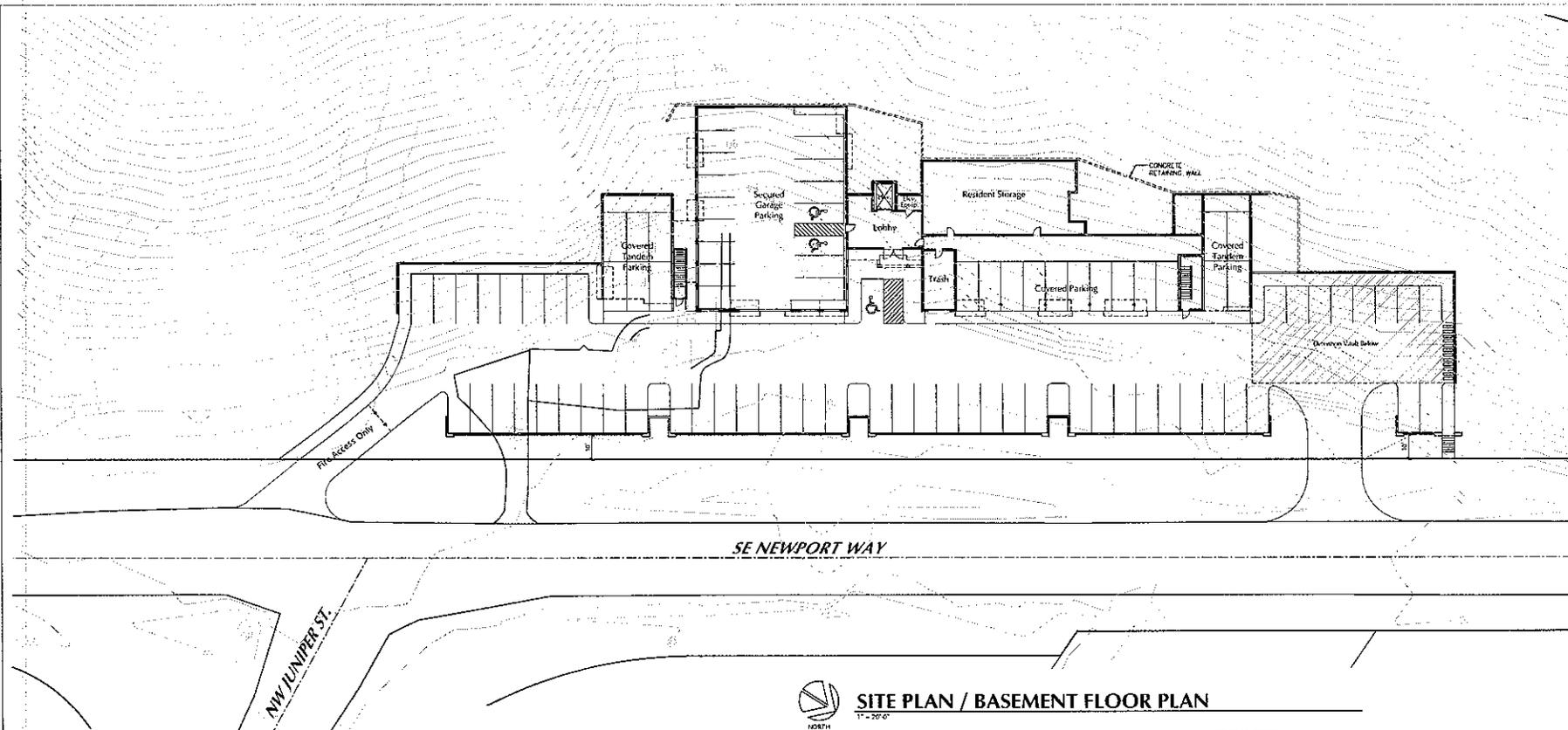
The property will have two different projects that will be submitted at the same time but will use different mechanisms to obtain approvals from the City of Issaquah. The upper project will be a 9 lot single-family preliminary plat that will gain access via NW Inneswood Place. The lower project will be a 51-unit apartment building that will gain access via Newport Way NW. This project will be submitted for approval using an Administrative Site Development Permit (ASDP). The project parcel is currently split between two zoning designations: SF-5 (4.5 DU/AC) and MF-M (Multi-family medium 14.52 DU/AC). In order to establish a boundary for the two zoning designation a short plat will be submitted to delineate the two projects as well as establish the boundary between the two zoning areas.

Stormwater for the two projects will be handled in one water quality/detention vault located in the parking lot of the apartment site. Stormwater from the single-family portion will be collected and routed to a pipe that will travel overland, to minimize disturbance on the slope, to the vault. Stormwater from the apartment site will also be routed to the on-site water quality/detention vault. Stormwater will then be treated for water quality and released into the downstream storm drainage system at pre-development flows.

# SPAK PROPERTY



RECEIVED  
AUG 14 2002  
CITY OF ISSAQUAH



SE NEWPORT WAY

NW JUNIPER ST.



**SITE PLAN / BASEMENT FLOOR PLAN**  
 1" = 20' 0"

BUILDING STATISTICS		
	GROSS AREA (HEATED)	GROSS AREA (UNHEATED)
<b>GROUND FLOOR</b>		
LOBBY, STAIRS, CORRIDOR	1119	-
RESIDENT STORAGE	1936	-
UNDER BLDG. PARKING	-	10118
TRASH, MECHANICAL STORAGE	-	569
<b>TOTAL</b>	<b>3055</b>	<b>10687</b>
<b>FIRST FLOOR</b>		
COMMON AREAS		
LOBBY, STAIRS, CORRIDOR	2056	-
STORAGE, ELEC., MECH.	329	-
EXERCISE	679	-
BUSINESS CENTER	242	-
<b>COMMON TOTAL</b>	<b>3316</b>	<b>-</b>
DWELLING UNITS (See Unit Stats for Breakdown)	2226	-
<b>TOTAL</b>	<b>13193</b>	<b>-</b>
<b>SECOND FLOOR</b>		
COMMON AREAS		
LOBBY, STAIRS, CORRIDOR	2609	-
STORAGE, ELEC., MECH.	354	-
<b>COMMON TOTAL</b>	<b>2963</b>	<b>-</b>
DWELLING UNITS (See Unit Stats for Breakdown)	991	-
<b>TOTAL</b>	<b>13174</b>	<b>-</b>
<b>THIRD FLOOR (SAME AS 2ND FLOOR)</b>		
COMMON AREAS		
LOBBY, STAIRS, CORRIDOR	2059	-
STORAGE, ELEC., MECH.	691	-
<b>COMMON TOTAL</b>	<b>2750</b>	<b>-</b>
DWELLING UNITS (See Unit Stats for Breakdown)	991	-
<b>TOTAL</b>	<b>13174</b>	<b>-</b>
<b>FOURTH FLOOR (SAME AS 2ND FLOOR)</b>		
COMMON AREAS		
LOBBY, STAIRS, CORRIDOR	2059	-
STORAGE, ELEC., MECH.	691	-
<b>COMMON TOTAL</b>	<b>2750</b>	<b>-</b>
DWELLING UNITS (See Unit Stats for Breakdown)	991	-
<b>TOTAL</b>	<b>13174</b>	<b>-</b>
<b>HEATED BUILDING AREA TOTAL</b>		
	<b>50770</b>	
<b>UNHEATED PARKING AREA TOTAL</b>		
	<b>10687</b>	
<b>TOTAL BUILDING AREA</b>	<b>61457</b>	

UNIT STATISTICS		
	GROSS AREA (HEATED)	GROSS AREA (UNHEATED)
UNIT A	504	69
UNIT A1	526	62
UNIT B	219	76
UNIT B1	627	75
UNIT B2	719	51
UNIT C	1009	75
UNIT C1	1200	85
UNIT C2	1205	83
UNIT C3	1134	89

\*Units B1 and B2 include storage closets and decks.

UNIT COUNT		# OF UNITS
STUDIOS (UNITS A & A1)		12
1 BEDROOM 1 BATH (UNITS B, B1 & B2)		19
2 BEDROOM 1 BATH		4
2 BEDROOM 2 BATH		16
<b>TOTAL</b>		<b>51</b>

PARKING STATISTICS		
PARKING STALLS REQUIRED		
STANDARD STALLS	60	
COMPACT STALLS	2	
COVERED STALLS (UNDER BLDG.)	19	
SECURED GARAGE STANDARD STALLS	5	
SECURED GARAGE COMPACT STALLS	9	
ACCESSIBLE GARAGE STANDARD STALLS	2	
ACCESSIBLE VAN STALLS	1	
TANDUM STALLS	10	
<b>TOTAL PARKING STALLS PROVIDED</b>	<b>108</b>	<b>(176 STALLS REQUIRED)</b>

Scale:	1" = 20' 0"
Drawn By:	RT
Check By:	RT
Date:	6-28-12

**Site Plan and Basement Floor Plan**

**Newport Way Apartments**  
 A 51-Unit Apartment Building  
 Issaquah, Washington  
 Bob Wenzel



